



## Case Study: Glen Park, San Francisco

### Customer Problem:

This 1927 bungalow suffered from a poor floor plan on the main floor. It had several inter-connected rooms with no central corridor plus poor access to the ground floor space and rear yard. The unconditioned space at the lower level, behind the garage, was not utilized.

The homeowner wanted to maximize the living space and improve the floor plan within the envelope of the property. They also wanted to upgrade the existing kitchen and bathroom.

### Design Solution:

A central corridor was added to the main floor, providing privacy for the bedrooms and direct access to the bathroom from the main living areas.

An open plan kitchen was developed with all modern conveniences. A dining room area was created, opening onto the second floor deck.

Two bedrooms and one bathroom (a master suite) of over 600 square feet were developed on the lower level. A deck was also added on the lower level for convenient rear yard access.





## Specifics:

- The kitchen was outfitted with economical but feature rich energy efficient Frigidaire appliances. The maple cabinets, with a soft brown glaze, provide a comfortable but contemporary look to the kitchen. The creative use of glass and ceramic tiles, granite counter tops and bamboo flooring brought a contemporary but appropriate styling to the home.

- The bathrooms were fashioned with glass and subway ceramic tiles in keeping with the 1920s bungalow style. Along with Kohler fixtures, the bathrooms provided a lasting design with modern conveniences.

- On the lower floor, a fourth bedroom, master suite (bedroom/bathroom) and stairwell extension from the upstairs central corridor were added to provide an additional 600 square feet of living space.

- All interior and exterior lighting was replaced. Original restored lighting was sourced and installed in many rooms of the house along with significant electrical upgrades.

- Throughout the home energy optimizations were installed to support Title 24 requirements - an energy efficient heating system, new windows and doors, state-of-the-art compact florescent lighting, and wall and attic insulation.

